

DESCRIPTION OF A LINE OF AGREEMENT BETWEEN RICHARD SCHAUER AND
JACK STEIN, ROCK HALL, FIFTH DISTRICT, KENT COUNTY, MD.

Beginning for the same at an iron pipe at the southeast end of this line of agreement, said point being N 61 00 E - 144.47' from an iron pipe at the southernmost corner of the lands of Richard Schauer, measured along the division line between said Schauer lands and the lands of Ronald J. Failla and said point being, further, N 27 22 50 W - 153.45' from a steel rod marking the southernmost corner of the lands of Jack Stein; and running, thence, from said point of beginning, N 27 22 50 W - 100.04' to an iron pipe at the northwest end of said line of agreement. (Note: This point is N 61 00 E - 147.29', measured along the division line between the Schauer lands and the lands of David D. Bell, from a steel rod on the northeast side of Bayside Avenue marking the westernmost corner of the Schauer lands.

June 19, 1996.

William R. Nuttle

DEEMS

April 29, 1996.

Mr. David Joiner
McCrone, Inc.
207 N. Liberty St.
Centreville, Md. 21617

Dear Dave:

I finally got to Rock Hall to check on the discrepancy in the surveys along Bayside Ave. The front corners of the lots along the road are about 26' from the center of the paving, and the physical appearance of the rear line gives no clue as to what the correct line should be. I think that you are right in saying that the key is probably what was considered to be the width of Bayside at this point.

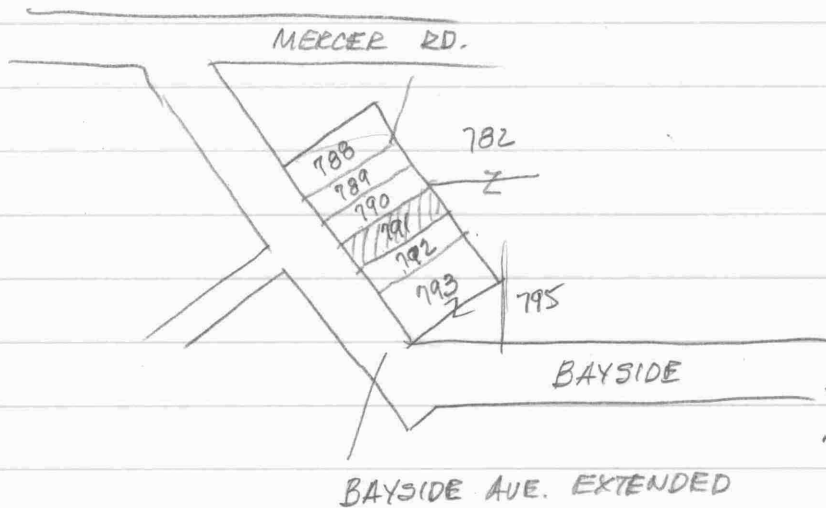
The lots on the road refer to a plat by John Fisher, but it shows no width to the road. A plat by Darling south of these lots shows Bayside to be 40' wide. I would normally consider this to be conclusive except for the fact that the two plats were by two different surveyors from Caroline County. My survey of the Deems lot was based almost entirely upon the position of corners recently set, probably by Schrader, of the lot two doors up from Deems.

One possible explanation would be that Fisher staked a lot or lots along Bayside completely ignoring any previous survey. Darling could also ignore Fisher's, or that subsequent surveys, including mine, were just plain wrong. I just do not know.

Sincerely yours,

Schauer - 20726 Bayside Ave.
 Stein 20747 Mercer Ave.

MAR 500



790	Richard ^M Schauer	MLM 58/395 - 50x150
✓ 791	Eugene F. Deems, Jr.	280/223
792	Ronald J. Farilla	MLM 61/172 - 50x150
782	Jack Stein	WHG 58/385, WHG 77/74
793	James H. Allen	E/267/391

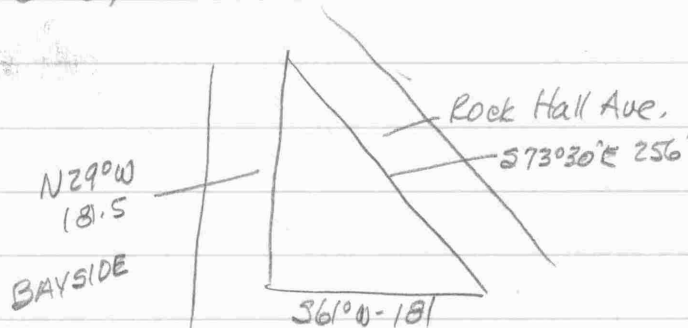
Deems - 280/223

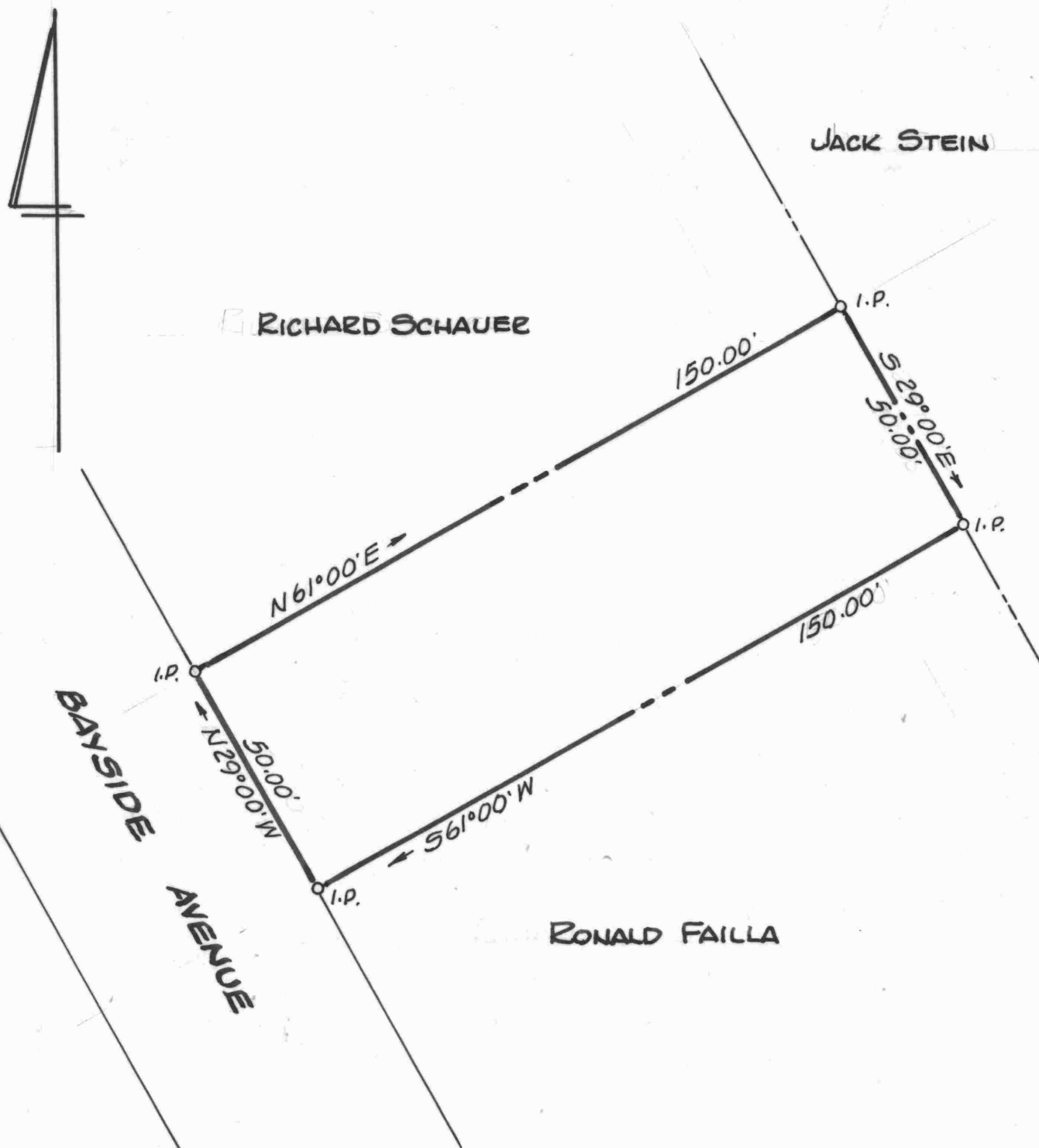
Begin stake E side Bayside Ave. 481.5 S 29°E from Rock Hall Ave.
 w/ Davis N 61°E - 150

WHG 30/225

S 29°E - 50 to Arcott
 w/s 361°W 150 to rd.
 N 29°W - 50 to begin

WHG 30/227





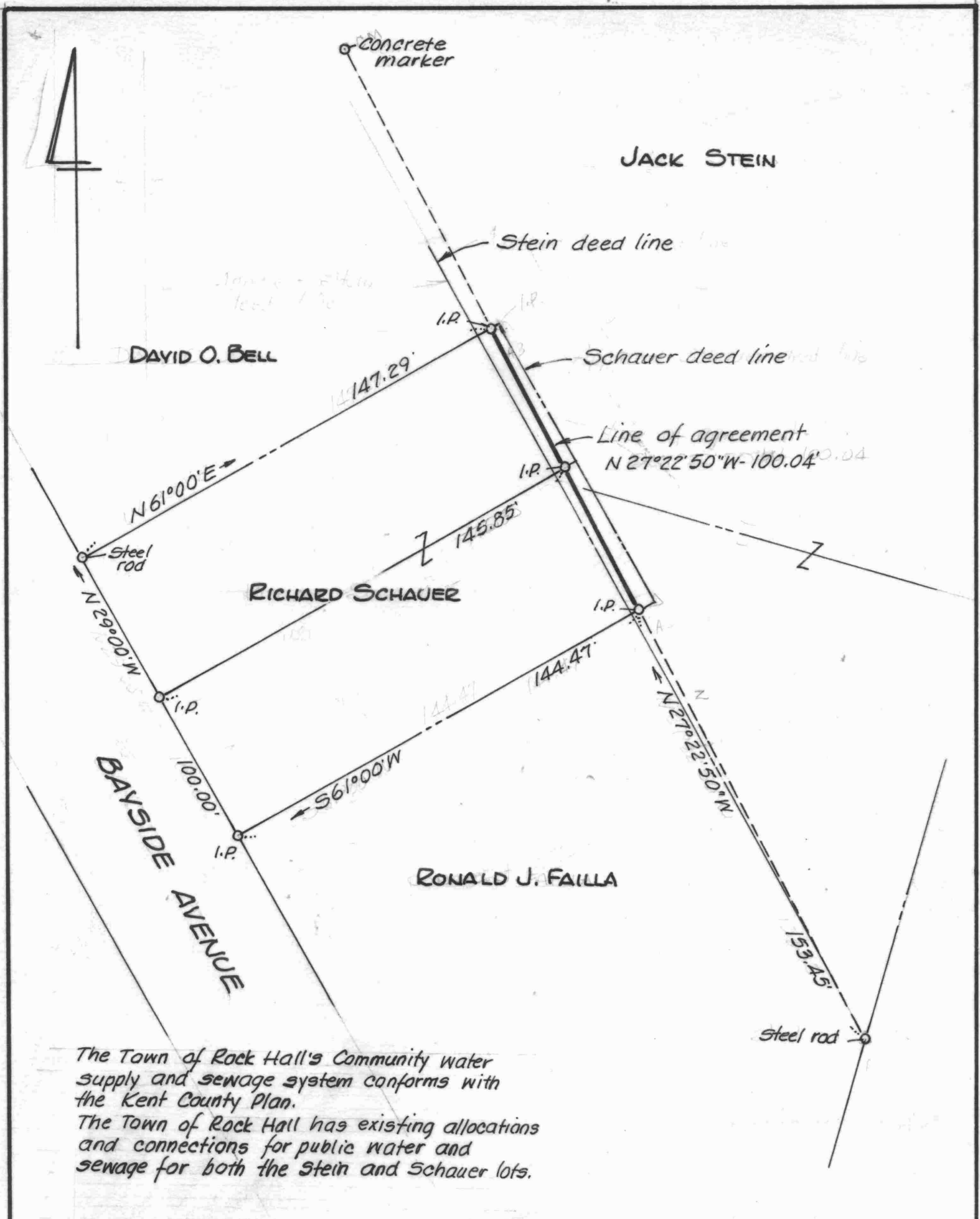
PLAT OF A SURVEY OF THE
EUGENE F. DEEMS, JR. LANDS
ROCK HALL, KENT COUNTY, MD.

Scale 1"=30'

Aug. 1994.

William R. Nuttle, Reg. Surveyor
Chestertown, Md.

I.P. = iron pipe



PROPERTY LINE AGREEMENT
STEIN & SCHAUER LANDS
ROCK HALL, KENT COUNTY, MD.

Scale 1"=40'

June 1996.

William R. Nuttle, Reg. Surveyor
Chestertown, Md.



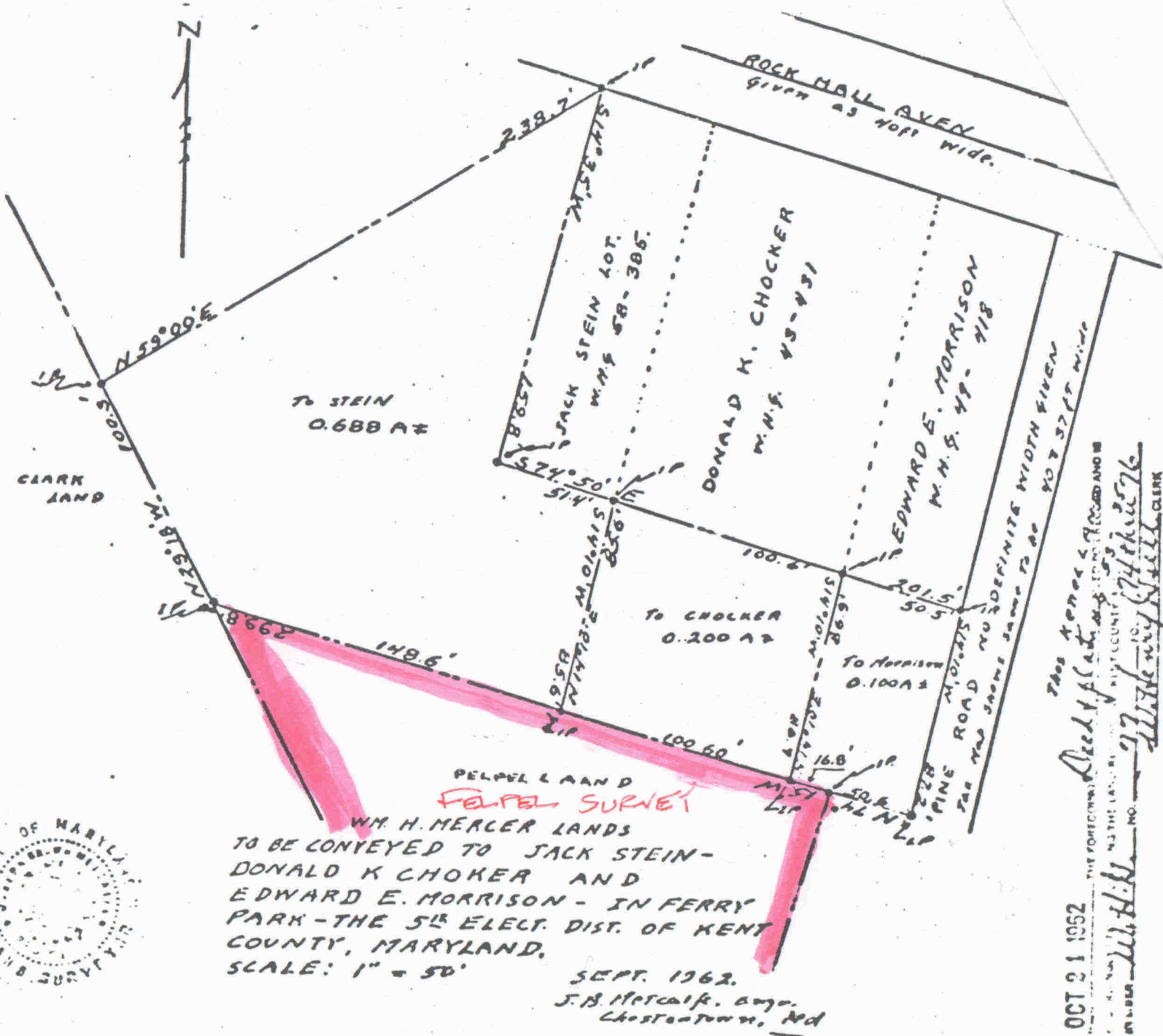
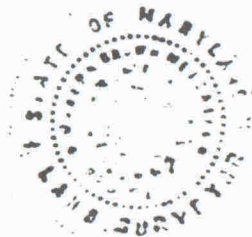
I.P. = iron pipe



- SURVEY & DIVISION OF PART OF
THE LANDS OF
LAWRENCE FELPEL
5TH ELECTION DIST., KENT COUNTY, MD
FOR ROBERT & MARYANNE FISHER

Inc.
Engineers • Planners
Surveyors
Annapolis, Maryland
Centerville - Chestertown - Denton - Easton
Elkton - Leonardtown - Prince Frederick

SUBDIVISION PLAT RECORDED IN PLAT BOOK PAGE

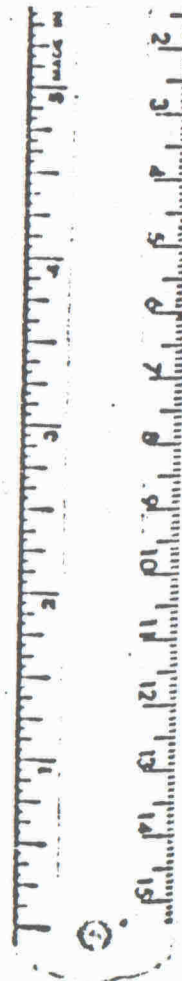


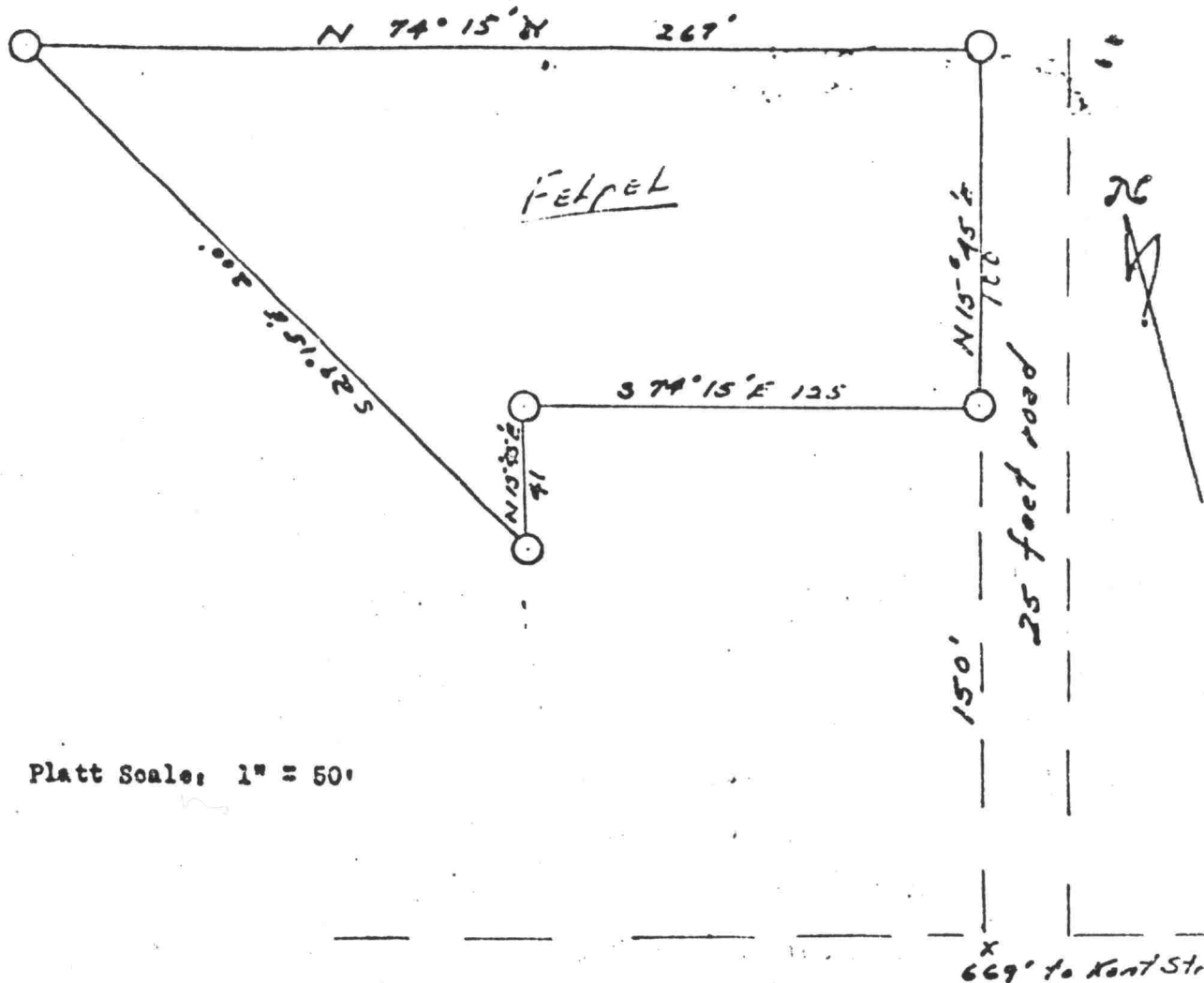
S 74.0° E
FT = 51.400

S 14.100° W
FT = 85.600

END = 784.4000
ELATS = -0.3518
Σ DEPS = 0.9239
EOC DIST = 0.9865
N 69.0907° W
PREC = 1: 793.4416

SQFT = 28,309.8466
ACRS = 0.6499





Platt Scale, 1" = 50'

Bayside Ave.

QUICK-CHEP

N 15.4500 E
FT= 41.0000

S 74.1500 E
FT= 125.0000

N 15.4500 E
FT= 100.0000

N 74.1500 W
FT= 267.0000

S 22.1500 E
FT= 251.0000

CHD= 733.0000
BLATG= -0.2485
ZDEFB= -0.6717
EOC DIST= 0.7158
N 89.4119 E
FREC= 1: 1,024,000

SOFT= 22,581,794
ACRS= 0.5184



6 1961 THE FOREGOING *Deed & plat* FILED FOR RECORD AND IS
RECORDED AMONG THE LAND RECORDS OF KENT COUNTY, MD.
U.H.H. NO. *70* FOLIOS *137 & 139*
W. Henry CLERK

RE
CHIEFS AT LAW
TOWN, MARYLAND
1000

158R

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